

041.A

0006

0162.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

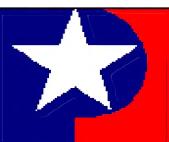
458,900 / 458,900

USE VALUE:

458,900 / 458,900

ASSESSED:

458,900 / 458,900



PROPERTY LOCATION

No	Alt No	Direction/Street/City
162		MYSTIC VALLEY PKWY, ARLINGTON

OWNERSHIP

Owner 1:	BATES MARIE	Unit #:	162
Owner 2:			
Owner 3:			

Street 1: 162 MYSTIC VALLEY PKWY UNIT 162

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

PREVIOUS OWNER

Owner 1:	DEV JOHNSON VIJAY MOSES -
Owner 2:	-
Street 1:	7 KAREN CIRCLE APT 11
Twn/City:	BILLERICA
St/Prov: MA	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1926, having primarily Vinyl Exterior and 1010 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.	
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OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8299			Med. Tr	-10												

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	455,800	3,100		458,900		318513
							GIS Ref
							GIS Ref
							Insp Date
							05/29/18

PREVIOUS ASSESSMENT								Parcel ID	041.A-0006-0162.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	449,200	3100	.		452,300	452,300	Year End Roll	12/18/2019
2019	102	FV	456,200	3100	.		459,300	459,300	Year End Roll	1/3/2019

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEV JOHNSON VIJ	67341-138		5/31/2016		445,000	No	No		Master Deed 67323:169

BUILDING PERMITS												ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name						
5/29/2018										Measured	DGM	D Mann						
5/29/2017										NEW CONDO	DGM	D Mann						

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH							
Type: 99 - Condo Conv			Full Bath: 1	Rating: Very Good												
Sty Ht: 1 - 1 Story			A Bath:	Rating:												
(Liv) Units: 1	Total: 1		3/4 Bath:	Rating:												
Foundation: 2 - Conc. Block			A 3QBth:	Rating:												
Frame: 1 - Wood			1/2 Bath:	Rating:												
Prime Wall: 4 - Vinyl			A HBth:	Rating:												
Sec Wall:	%		OthrFix:	Rating:												
Roof Struct: 1 - Gable			RESIDENTIAL GRID													
Roof Cover: 1 - Asphalt Shgl			Kits: 1	Rating: Very Good		1st Res Grid	Desc: Line 1	# Units: 1								
Color: WHITE			A Kits:	Rating:		Level	FY LR DR D K FR RR BR FB HB L O									
View / Desir:			Frl:	Rating:		Other										
GENERAL INFORMATION			WSFlue:	Rating:		Upper										
Grade: C - Average			CONDO INFORMATION													
Year Blt: 1926	Eff Yr Blt:		Location:													
Alt LUC:	Alt %:		Total Units:													
Jurisdct: G18	Fact: .		Floor:													
Const Mod:			% Own: 46.000000000													
Lump Sum Adj:			Name:													
INTERIOR INFORMATION			DEPRECIATION						REMODELING RES BREAKDOWN							
Avg Ht/FL: STD	Phys Cond: GV - Good-VG	10. %	Exterior:	No Unit	RMS	BRS	FL									
Prim Int Wall: 2 - Plaster	Functional:	%	Interior:	1	6	2										
Sec Int Wall:	Economic:	%	Additions:	1	5	2										
Partition: T - Typical	Special:	%	Kitchen:													
Prim Floors: 3 - Hardwood	Override:	%	Baths:													
Sec Floors:	Total:	10.8 %	Plumbing:													
Bsmnt Flr: 12 - Concrete	CALC SUMMARY		Electric:													
Subfloor:	Basic \$ / SQ: 295.00		Heating:													
Bsmnt Gar:	Size Adj.: 1.35000002		General:													
Electric: 3 - Typical	Const Adj.: 0.98990101		Totals	2	11	4										
Insulation: 2 - Typical	Adj \$ / SQ: 394.228															
Int vs Ext: S	Other Features: 66356															
Heat Fuel: 2 - Gas	Grade Factor: 1.00															
Heat Type: 3 - Forced H/W	NBHD Inf: 1.10000002															
# Heat Sys: 1	NBHD Mod:															
% Heated: 100	LUC Factor: 1.00															
Solar HW: NO	Adj Total: 510978															
% Com Wall	Depreciation: 55186															
	Depreciated Total: 455793															
MOBILE HOME			WtAv\$/SQ:	AvRate:	Ind.Val											
SPEC FEATURES/YARD ITEMS			Juris. Factor: 1.00	Before Depr: 433.65												
Code	Description	A Y/S Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
3	Garage	D Y	19X20	A	AV	1926	28.89	T	40	102			3,100			
PARCEL ID 041.A-0006-0162.0																
More: N	Total Yard Items:	3,100	Total Special Features:						Total:	3,100						
UnSketched SubAreas: GLA: 1010,																
SUB AREA SUB AREA DETAIL																
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten						
GLA	Gross Liv Ar	1,010	394.230	398,170												
Net Sketched Area: 1,010 Total: 398,170																
Size Ad	1010	Gross Are	1010	FinArea	1010											
IMAGE AssessPro Patriot Properties, Inc																